

PB# 02-19

**Squire Village
Shopping Ctr.**

23-1-53.11

02-19

SQUIRE VILLAGE SHOPPING CTR
PARKING EXPANSION - (KARTIGANER)

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: 10-23-02

Mason, Myra

From: Mark J. Edsall [mje@mhepc.com]
Sent: Monday, November 11, 2002 11:08 AM
To: mmason@town.new-windsor.ny.us
Cc: mje@mhepc.com
Subject: SQUIRE VILLAGE S/P AM. 02-19

Myra,

I have looked at the proposed "Site Plan Modification" for the subject application.

In effect, the proposed change eliminates the grass/landscaped median between the proposed parking addition and the previously constructed parking lot. The benefit of the change is improved drainage, and the ability to INCREASE the setback to the adjoining property to the east.

I see no problem with this change. Since the planning board did not ask for the median, i believe they would have no problem with this shift in the new parking area. /

MYRA, please give a copy of this agenda to Mike Babcock and let him confirm that he sees no problem with the change. If not, we can let them proceed as they have started.

Mark

Mark J. Edsall, P.E., Principal

McGoey, Hauser & Edsall, C.E., P.C.
33 Airport Center Drive, Suite 202
New Windsor, NY 12553

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/29/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 2-19

NAME: SQUIRE VIL SHOPING CTR-PARKING EXPANS PA2002-0488

APPLICANT: JMR ASSOCIATES

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

10/23/2002 PLANS STAMPED APPROVED

07/10/2002 P.B. APPEARANCE LA:ND WVE PH APP CON

. TO BE BLACKTOPPED - SCREENING OK - NEED BOND ESTIMATE - NEED
. DRAINAGE ON PLAN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/29/2002

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-19

NAME: SQUIRE VIL SHOPING CTR-PARKING EXPANS PA2002-0488
APPLICANT: JMR ASSOCIATES

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/02/2002	EAF SUBMITTED	07/02/2002	WITH APPLIC
ORIG	07/02/2002	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/02/2002	LEAD AGENCY DECLARED	07/10/2002	TOOK LA
ORIG	07/02/2002	DECLARATION (POS/NEG)	07/10/2002	DECL NEG DEC
ORIG	07/02/2002	SCHEDULE PUBLIC HEARING	/ /	
ORIG	07/02/2002	PUBLIC HEARING HELD	/ /	
ORIG	07/02/2002	WAIVE PUBLIC HEARING	07/10/2002	WAIVE PH
ORIG	07/02/2002	AGRICULTURAL NOTICES	/ /	
ORIG	07/02/2002	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/22/2002

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LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 2-19

NAME: SQUIRE VIL SHOPING CTR-PARKING EXPANS PA2002-0488
APPLICANT: JMR ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/22/2002	2% OF 102,052.00	CHG	2041.04		
10/21/2002	REC. CK. #968	PAID		2041.04	
		TOTAL:	2041.04	2041.04	0.00

[Handwritten signature]
10/22/02

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#947-2002

10/22/2002

Approval See #02-19.

JMR Associates, LLC
1 Garret Mountain Plaza, Suite 800
West Paterson, NJ 07424

Received \$100.00 for Planning Board Fees on 10/22/2002. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

August 22, 2002

8 PLANS

Scott Kartiganer, P.E.
872 Westfield Street
Middletown, CT 06457

SUBJECT: SQUIRE VILLAGE SHOPPING CENTER - PARKING EXPANSION
YOUR PROJECT #sk97-600.00
PLANNING BOARD FILE #02-19

Dear Scott:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to the applicant.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee..... \$ 100.00

Check #2 - Inspection Fee (2% of Cost Estimate 102,052.00) \$2,041.04

Upon receipt of these checks, I will have the plans stamped and signed and approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason
Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PAID

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/22/2002

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LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 2-19

NAME: SQUIRE VIL SHOPING CTR-PARKING EXPANS PA2002-0488

APPLICANT: JMR ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/22/2002	SITE PLAN APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

Check #1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/22/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 2-19

NAME: SQUIRE VIL SHOPING CTR-PARKING EXPANS PA2002-0488

APPLICANT: JMR ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/22/2002	2% OF 102,052.00	CHG	2041.04		
			-----	-----	-----
		TOTAL:	2041.04	0.00	2041.04

Check #2

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/22/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

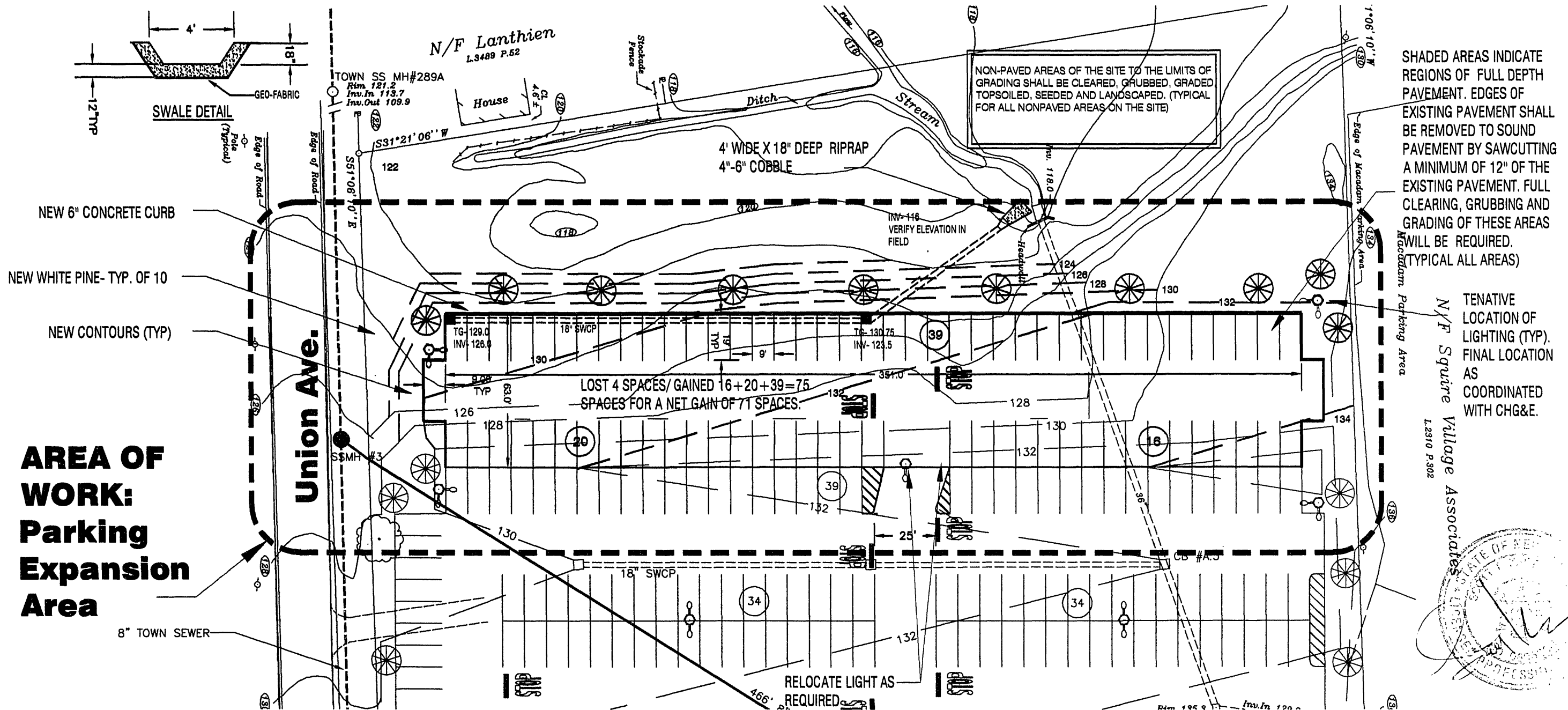
FOR PROJECT NUMBER: 2-19

NAME: SQUIRE VIL SHOPING CTR-PARKING EXPANS PA2002-0488

APPLICANT: JMR ASSOCIATES

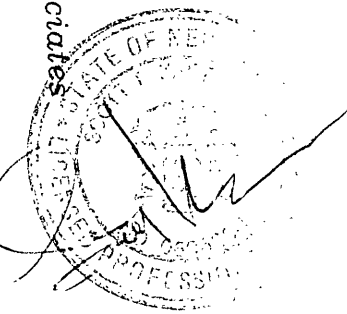
--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/02/2002	REC. CK. #753	PAID		750.00	
07/10/2002	P.B. ATTY. FEE	CHG	35.00		
07/10/2002	P.B. MINUTES	CHG	31.50		
07/10/2002	P.B. ENGINEER	CHG	193.60		
		TOTAL:	260.10	750.00	-489.90

To be
returned
To Applicant



SHADED AREAS INDICATE REGIONS OF FULL DEPTH PAVEMENT. EDGES OF EXISTING PAVEMENT SHALL BE REMOVED TO SOUND PAVEMENT BY SAWCUTTING A MINIMUM OF 12" OF THE EXISTING PAVEMENT. FULL CLEARING, GRUBBING AND GRADING OF THESE AREAS WILL BE REQUIRED. (TYPICAL ALL AREAS)

TENATIVE LOCATION OF LIGHTING (TYP). FINAL LOCATION AS COORDINATED WITH CHG&E.



SITE PARKING LAYOUT PLAN - SEE ORIGINAL PLAN REV. 10 6-22-02 FOR

Scott
Kartiganer, P.E.

Consulting Engineers

Civil/Environmental Design & Planning
555 Blooming Grove Turnpike
New Windsor, N.Y. 12553

872 Westfield Street
Middletown, Ct. 06457
Ph:860.346.6610

Project:

Squire Village Shopping Center
Site Plan Ammendment- Parking Expansion

New Windsor, New York

Project No. SK97-600.00 Drawing No. Plan.dwg

Title

Site Plan
Modification

DRAWING: **S-1**

Scale: AS SHOWN

Date: 5 Sept 2002

6-22-2002

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/22/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 2-19

NAME: SQUIRE VIL SHOPING CTR-PARKING EXPANS PA2002-0488
APPLICANT: JMR ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/02/2002	REC. CK. #753	PAID		750.00	
07/10/2002	P.B. ATTY. FEE	CHG	35.00		
07/10/2002	P.B. MINUTES	CHG	31.50		
07/10/2002	P.B. ENGINEER	CHG	193.60		
10/22/2002	RET. TO APPLICANT	CHG	489.90		
		TOTAL:	750.00	750.00	0.00

L.R.
10/22/02



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: JMR ASSOCIATES SITE PLAN AMENDMENT
(SQUIRE VILLAGE SHOPPING CENTER)
PROJECT LOCATION: UNION AVENUE & ROUTE 94
SECTION 23 – BLOCK 1 – LOT 53.11
PROJECT NUMBER: 02-19
DATE: 10 JULY 2002
DESCRIPTION: THE APPLICATION PROPOSES THE CONSTRUCTION OF SOME
ADDITIONAL PARKING ON THE SITE.

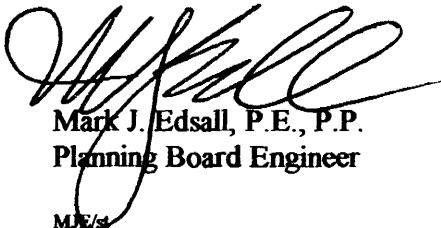
1. The application proposes the construction of seventy (70) additional spaces at the site, adjoining the existing approved parking lot on the north of the site.

Since these will be additional (supplemental) spaces, not required by code, no parking calculation or evaluation is needed. The review is purely based on site coverage, screening and other potential impacts from the additional paved area.

2. My concerns with regard to this project are as follows:
 - a. **Stormwater** - lack of stormwater drainage collection facilities. The grading depicted would direct all stormwater from the site toward the County Highway. I recommend that the existing drainage facilities be extended to cover this new area of parking.
 - b. **Screening** – the Board should verify that existing screening in the area of lands N/F Lanthien and the Squire Village Apartments.
 - c. **Lighting** – we should get the same assurance that the owner will modify any lighting, which may be determined to cause a nuisance to adjoining properties. (since we are not getting a lighting plan to review).

3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
5. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan Amendment, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
6. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW02-19-10July02.doc

Engineering Cost Estimate for Squire Shopping Plaza Parking Expansion Improvements
Planning Board Approval granted July 10, 2002

Description of item	Quantity	Units	Unit cost	Total Cost
<u>1. Soil Erosion Control</u>				
a. Silt fence	500	lf	\$3.50	\$1,750.00
b. Stabilized constr. Entrance- 100' x 30' *	1	ls	\$1,500.00	\$1,500.00 per OCDPW sheet 7
c. Hay bales	12	lf	\$20.00	\$240.00 per OCDPW
subtotal				\$3,490.00
<u>2. Site Preparation</u>				
a. Site clearing	1	ac	\$3,000.00	\$3,000.00
subtotal				\$3,000.00
<u>3. Earthwork</u>				
a. stripping & stockpiling of topsoil	462	cy	\$2.50	\$1,155.00
b. cut to grade	560	cy	\$2.75	\$1,375.00
c. fine grading	1	ac	\$2,500.00	\$2,500.00
d. select fill	2500	cy	\$8.00	\$20,000.00
subtotal				\$25,030.00
<u>4. Parking lot improvements</u>				
a. concrete curb	496	lf	\$17.00	\$8,432.00
b. new pavement	2590	sy	\$12.50	\$32,375.00
c. roadway subbase	650	cy	\$20.00	\$13,000.00
subtotal				\$53,807.00
<u>5. Storm drainage</u>				
a. new catch basins	2	ea	\$1,300.00	\$2,600.00
b. 18" CMP pipe	205	lf	\$25.00	\$5,125.00
subtotal				\$7,725.00
<u>6. Landscaping</u>				
a. topsoil, seeding & mulch	600	sy	\$3.00	\$1,800.00
b. trees	10	ea	\$200.00	\$2,000.00
subtotal				\$3,800.00
<u>10. Miscellaneous</u>				
a. As built plans and monuments	1	LS	\$2,000.00	\$2,000.00
b. street signs	2	ea	\$100.00	\$200.00
c. street lights	2	ls	\$1,500.00	\$3,000.00
subtotal				\$5,200.00
TOTAL				\$102,052.00

Prepared by Scott Kartiganer, P.E.
Date: 7.25.02

* Stabilized construction entrance if access through Union Ave

SF Parking Expansion 23300 \$4.38

2041.04

AS OF: 08/21/2002

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 19

FOR WORK DONE PRIOR TO: 08/21/2002

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
								TIME	EXP.	BILLED	BALANCE
2-19	209085	06/05/02	TIME	MJE	WS KENWOOD/DESTINTA PRK	88.00	0.40	35.20			
2-19	213861	07/10/02	TIME	MJE	MM Squire V COND APPL	88.00	0.10	8.80			
2-19	214440	07/10/02	TIME	MJE	MC SQUIRE VILLAGE	88.00	0.70	61.60			
TASK TOTAL								105.60	0.00	0.00	105.60
GRAND TOTAL								105.60	0.00	0.00	105.60

*Review cost est
and final plan*

+ 88

\$ 193.60

*estimate
OK
plan
OK*

REGULAR ITEMS:

JMR ASSOCIATES (SQUIRE VILLAGE) (02-19)

Mr. Scott Kartiganer appeared before the board for this proposal.

MR. KARTIGANER: I'm representing JMR Associates. What we're proposing to do is provide for additional parking in the shopping center more as a relief parking. What we have experienced only basically during peak periods or during lunch when there's a very popular movie comes up, we'll get a lot of activity, what we want to be able to do is represent, we're getting some activity as far as wanting to least the restaurant space that's over there which may end up being a nighttime activity, so we want to be able to provide additional parking for that.

MR. PETRO: Blacktopped?

MR. KARTIGANER: This will be blacktopped, this extension is very similar to exactly the same kind of format.

MR. PETRO: New spots are just the dotted ones?

MR. KARTIGANER: New spots are dotted ones on my drawing I'm showing where we're going to be doing the work.

MR. PETRO: Just buy that land?

MR. KARTIGANER: No, it's part of the site.

MR. PETRO: Wasn't there a dropoff or drainage?

MR. KARTIGANER: There's a dropoff there, if you take a look how we modified the topo, we'll come down, we'll drop a little bit about eight percent slope, six or eight percent slope, we take advantage in the design, in that particular area it's coming in, sloping gently towards Union Avenue, this original plan I got Mark's comments, this plan which showed that everything was going to be sheet flow coming over and through cause

we're only draining this area, this other area is all subsurface.

MR. PETRO: You have a natural culvert, why don't you tie into the system?

MR. KARTIGANER: That's what we did, that was Mark's statement and we have no objection to doing that, what we're going to be doing, I told Mark, is a large culvert that's over there draining the entire site, we're going to just take the two catch basins in here and just have outfall at the approximate location but not tie into that existing one, it will be easier to construct.

MR. PETRO: Extend the 36 inch pipe?

MR. KARTIGANER: No, that's existing so it's all the way under so we didn't anticipate.

MR. PETRO: Outflow in the same location?

MR. KARTIGANER: Same location, so either way we'll be fine the way we show this on the plan.

MR. PETRO: Highway approval on 7/10/02 and fire approval 7/8/02.

MR. LANDER: How are we going to handle the lighting?

MR. KARTIGANER: Lighting will be the same way we've had, we had another note the way the lighting is there now we have Central Hudson so they provide, release the lights from Central Hudson, they have some input as far as where it's put. We had a note on the prior plan which essentially says you guys have jurisdiction, if you don't like the way that the lights are with Central Hudson, we'll modify it but it will be minimum lighting.

MR. PETRO: Screening?

MR. KARTIGANER: Screening, I basically took, there's existing trees that are here at the bottom, these are existing here and I just did the same kind of layout

for this side over here, there's also quite a bit of natural screening over there.

MR. LANDER: So you're going to leave the existing trees there?

MR. KARTIGANER: Leave the existing trees, we're only going to disturb basically to where we are.

MR. PETRO: Same design. Motion for lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the JMR Associates site plan.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: As far as a public hearing is concerned, any comments from the board members, whether it's necessary or not, we can waive the public hearing?

MR. LANDER: You've got Squire Village to the south, you've got one residence right here and I imagine the residence across the street.

MR. ARGENIO: Some of the people on the north side of Union Avenue did make a little bit of noise initially when they constructed the original parking lot.

MR. PETRO: Screening and the lighting, I think.

MR. ARGENIO: Correct, that was exactly the issue.

MR. PETRO: We're just repeating the same screening which we approved in the first one. Mike, have you had any complaints in your department?

MR. BABCOCK: I think originally we did and they planted some trees down there and then the trees died, we got some complaints, they fixed them, it's been a long time since I can remember any complaints.

MR. LANDER: I think also Central Hudson did something with the lights there, put shades on them or something.

MR. EDSALL: Yes.

MR. BABCOCK: Yes, some shades put on the lights. I haven't had complaints in years.

MR. ARGENIO: As I remember it, the owner was fairly accommodating when it came to all the issues originally when he was here.

MR. LANDER: They're right across the street from that one light pole, I believe.

MR. ARGENIO: What's that?

MR. LANDER: The resident that had made the complaint about the light.

MR. ARGENIO: What I was referring to was the owner who developed the property was fairly accommodating as I remember. Do you remember different?

MR. LANDER: No.

MR. ARGENIO: When it came to the screening and the lighting issues.

MR. BABCOCK: Scott, isn't this change sparked by the comedy club?

MR. KARTIGANER: That's not coming in, but we want to be prepared to be able to do that, it was a good tenant which we lost and want to be able, that would be a good tenant to go in there to supplement the existing theater. So we'd like to be able to have that ability to do that.

MR. BABCOCK: And this parking will give that you ability?

MR. KARTIGANER: It many make it attractive to attract other tenants.

MR. PETRO: Public hearing, gentlemen, I'll poll the board. What's the total number of spaces?

MR. KARTIGANER: We're losing some spaces and adding.

MR. PETRO: Total for the entire site?

MR. KARTIGANER: Total for the entire site we have 646.

MR. PETRO: So you're basically adding.

MR. KARTIGANER: Seventy spaces.

MR. PETRO: So you have 12 percent change, you're decreasing your variance, you're making your variance better by doing this, so, in my opinion, I would say that we don't need a public hearing but I will take a motion anyway.

MR. KARNAVEZOS: Motion we waive the public hearing.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the JMR Associates site plan. Is there any further discussion from the board members? And again, I think the motion's made because it's such a small percentage of the whole and you're improving your variance.

MR. ARGENIO: And the fact that Mike hasn't had any complaints.

MR. PETRO: Same exact screening is taking place that's already been through the mill, if you want to say that.

MR. ARGENIO: I agree.

MR. PETRO: Roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Positive nor negative dec?

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare this as an unlisted action and declare a negative dec under the SEQRA process for the JMR Associates site plan on Quassaick Avenue. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Mark, do you have anything else other than the site plan bond?

MR. EDSALL: Other than my comments, we have one thing we wanted to acknowledge for the record, Mike was just inquiring, this is all one tax lot now, correct, Scott?

MR. KARTIGANER: That's right.

MR. EDSALL: All portions of the entire lot are within the C zone?

MR. KARTIGANER: That's correct.

MR. EDSALL: NC zone?

MR. KARTIGANER: Yes.

MR. BABCOCK: Do you know where the line is, Scott?

MR. KARTIGANER: You know this entire parcel that C zone is specifically made for this parcel so I'm pretty sure it encompasses that specifically.

MR. PETRO: You can encroach 30 feet too, correct, on the next zone?

MR. BABCOCK: I wanted to know where the residential line started and if this was a separate lot and this, and he's saying it's not, so we have no problem.

MR. PETRO: And the drainage, it's not, it's going to be shown on the plan before it's stamped, before it's stamped?

MR. KARTIGANER: Absolutely, we can do that.

MR. PETRO: That's the only subject to. Motion for final approval.

MR. KARNAVEZOS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the JMR Associates site plan amendment and subject to the drainage as we had discussed earlier be put on the plan and Mark reviews it and his stamp of approval and the lighting as was stated earlier. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

RESULTS OF P.B. MEETING OF: July 10, 2002

PROJECT: JMR Associates Site Plan P.B.# 02-19

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) A S) L VOTE: A 4 N 0

2. TAKE LEAD AGENCY: Y ☒ N__

CARRIED: YES ☒ NO__

M) L S) A VOTE: A 5 N 0

CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING: M) K S) A VOTE: A 4 N 0 WAIVED: Y ☒ N__

SCHEDULE P.H. Y__ N ☒

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M) K S) L VOTE: A 4 N 0 APPROVED CONDITIONALLY: 7/10/02

NEED NEW PLANS: Y ☒ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Will be blacktop</u>
<u>Screening - OK</u>
<u>Need Bond Estimate</u>
<u>Need drainage on plan</u>

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/10/2002

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 2-19

NAME: SQUIRE VIL SHOPING CTR-PARKING EXPANS PA2002-0488

APPLICANT: JMR ASSOCIATES

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	07/02/2002	MUNICIPAL HIGHWAY	07/10/2002	APPROVED
ORIG	07/02/2002	MUNICIPAL WATER	07/05/2002	APPROVED
ORIG	07/02/2002	MUNICIPAL SEWER	/ /	
ORIG	07/02/2002	MUNICIPAL FIRE	07/08/2002	APPROVED
ORIG	07/02/2002	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/02/2002

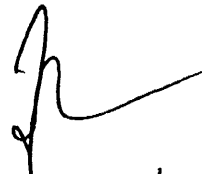
PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 2-19

NAME: SQUIRE VIL SHOPING CTR-PARKING EXPANS PA2002-0488
APPLICANT: JMR ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL--DUE
07/02/2002	REC. CK. #753	PAID		750.00	
			-----	-----	-----
		TOTAL:	0.00	750.00	-750.00


7/2/02

P.B. #02-19
Application fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#590-2002

07/02/2002

J M R Associates L. L. C.

Received \$100.00 for Planning Board Fees on 07/02/2002. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

RECEIVED

JUL 02 2002

PROJECT REVIEW SHEET

N.W. HIGHWAY DEPT.

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☐ SEWER DEPT., ☒ HIGHWAY DEPT.

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P.B. FILE # 02-19 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 7-8-02

THE MAPS AND/OR PLANS FOR:

Squire Village Shopping
Applicant or Project Name

SITE PLAN ☒, SUBDIVISION ☐, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date 7/10/02



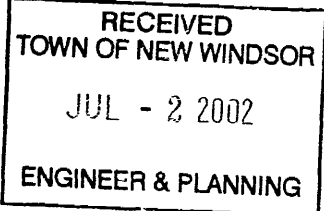
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # **02-19** DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 7-8-02

THE MAPS AND/OR PLANS FOR:

Squire Village Shopping
Applicant or Project Name

SITE PLAN ☒, SUBDIVISION ☐, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: Notifying water dept. for mark-out.

☐ DISAPPROVED:

Notes: _____

Signature: Steve D. Di... 7-5-02
Reviewed by: _____ Date

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: Squire Village Shopping Site Plan
DATE: 8 July 2002

Planning Board Reference Number: PB-02-019

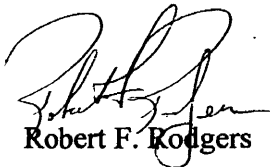
Dated: 8 July 2002

Fire Prevention Reference Number: FPS-02-046

A review of the above referenced site plan was conducted on 8 July 2002.

The site plan is acceptable.

Plans Dated: 10 June 2002, Revision 9



Robert F. Rodgers



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mhenry@att.net

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF: New Windsor

P/B APP. NO.: 02-19

WORK SESSION DATE: 6-5-02

PROJECT: NEW X OLD

REAPPEARANCE AT W/S REQUESTED: No

RESUB. REQ'D: Full

PROJECT NAME: Squire Village S/P Ann

REPRESENTATIVES PRESENT: Scott K/Martin Kenwood

MUNICIPAL REPS PRESENT:

BLDG INSP. _____
ENGINEER X
P/B CHMN _____

FIRE INSP. Bob
PLANNER _____
OTHER _____

ITEMS DISCUSSED:

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING show

(Streetlights)
LANDSCAPING show

BLACKTOP detail

ROADWAYS

- full app
- key plan of overall
- lot cvs?
- blow up of new area.
- use old plan - as base
- add new dark.
- bumper rail
- rip rap 3' @ end pk, lot.
- maintain buffer to east

TRACKING #
2002-0488

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____
AMENDMENT

Tax Map Designation: Sec. 23 Block 1 Lot 53.11

BUILDING DEPARTMENT REFERRAL NUMBER 2002-0488

1. Name of Project SQUIRE VILLAGE SHOPPING CENTER
SITE PLAN AMENDMENT- PARKING EXPANSION
2. Owner of Record JMR ASSOC Phone 973-278-2200

Address: GARRET MOUNTAIN PLAZA- BTH FLOOR WEST PATTERSON, N.J.
(Street Name & Number) (Post Office) (State) (Zip) 07424-3327

3. Name of Applicant SAME AS OWNER Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan SLOTT KARTIGANER RE. Phone 860-346-6610

Address: 872 WESTFIELD ST MIDDLETOWN, CT. 06457
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney NONE Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

SLOTT KARTIGANER 860 246 6610
(Name) (Phone)

7. Project Location: On the SOUTH side of UNION AVE 500 feet
(Direction) (Street) (No.)
EAST of QUASSAIC AVE
(Direction) (Street)

8. Project Data: Acreage 9.25 (TOTAL) Zone NC School Dist. NBC

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9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) PROJECT PROPOSES TO ADD 70 PARKING SPACES, 23,590 SF OF PAVEMENT, TO THE SHOPPING CENTER TO BETTER SERVE THE PUBLIC DURING PEAK DEMAND PERIODS.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no ✓

12. Has a Special Permit previously been granted for this property? yes _____ no ✓

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

20th DAY OF June 2002


APPLICANT'S SIGNATURE


CAROL E. BATTAGLIA
NOTARY PUBLIC
My Commission Expires June 15, 2003

MARTIN S. KENWOOD
Please Print Applicant's Name as Signed

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DATE APPLICATION RECEIVED
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APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

JMR ASSOC., deposes and says that he resides
(OWNER)

at GARROT MOUNTAIN PLAZA - 8TH FLOOR in the County of MIDDLESEX
(OWNER'S ADDRESS) WEST PATTERSON NJ 07424

and State of NJ. and that he is the owner of property tax map

(Sec. _____ Block _____ Lot _____)
designation number (Sec. 23 Block 1 Lot 53.11) which is the premises described in

the foregoing application and that he authorizes:

SCOTT KARTIGANER, P.E. 872 WESTFIELD ST, MIDDLETOWN, CT
(Applicant Name & Address, if different from owner) 06457

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date:

6/20/02

Carol Battaglia

Witness' Signature

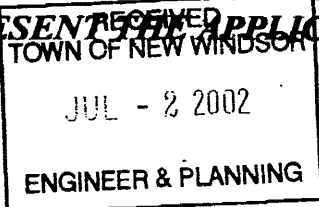
Michael J. Howard

Owner's Signature

Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**



02-19

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

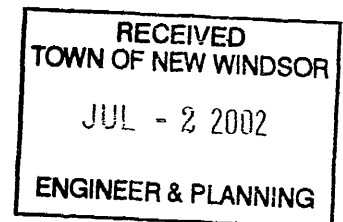
ITEM

1. ☒ Site Plan Title
2. ☒ Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. ☒ Applicant's Name(s)
4. ☒ Applicant's Address
5. ☒ Site Plan Preparer's Name
6. ☒ Site Plan Preparer's Address
7. ☒ Drawing Date
8. ☒ Revision Dates
9. ☒ Area Map Inset and Site Designation
10. ☒ Properties within 500' of site
11. ☒ Property Owners (Item #10)
12. ☒ Plot Plan
13. ☒ Scale (1" = 50' or lesser)
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Abutting Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation
21. ☒ Existing Access & Egress



02-19

PROPOSED IMPROVEMENTS

- 22. ☒ Landscaping
- 23. ☒ Exterior Lighting
- 24. ☒ Screening
- 25. ☒ Access & Egress
- 26. ☒ Parking Areas
- 27. ☒ Loading Areas
- 28. ☒ Paving Details (Items 25 - 27)
- 29. ☒ Curbing Locations
- 30. ☒ Curbing through section
- 31. ☒ Catch Basin Locations
- 32. ☒ Catch Basin Through Section
- 33. ☒ Storm Drainage
- 34. ☐ NA Refuse Storage
- 35. ☐ NA Other Outdoor Storage
- 36. ☒ Water Supply
- 37. ☒ Sanitary Disposal System
- 38. ☒ Fire Hydrants
- 39. ☒ Building Locations
- 40. ☒ Building Setbacks
- 41. ☐ NA Front Building Elevations
- 42. ☒ Divisions of Occupancy
- 43. ☐ NA Sign Details
- 44. ☒ Bulk Table Inset
- 45. ☒ Property Area (Nearest 100 sq. ft.)
- 46. ☒ Building Coverage (sq. ft.)
- 47. ☒ Building Coverage (% of total area)
- 48. ☒ Pavement Coverage (sq. ft.)
- 49. ☒ Pavement Coverage (% of total area)
- 50. ☒ Open Space (sq. ft.)
- 51. ☒ Open Space (% of total area)
- 52. ☒ No. of parking spaces proposed
- 53. ☒ No. of parking spaces required

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REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. NA

A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

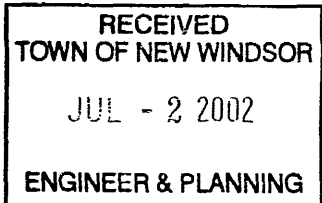
PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:


Licensed Professional

6.12.02
Date



02-19

PROJECT I.D. NUMBER

2002-0488

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR JMR ASSOC.	2. PROJECT NAME SQUIRE VILLAGE SHOPPING CENTER SITE PLAN AMENDMENT- PARKING EXPANSION
3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and-road intersections, prominent landmarks, etc., or provide map) SOUTH SIDE OF UNION AVE. 500' EAST OF QUASSACK AVE,	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: THE PROJECT PROPOSES TO ADD 70 PARKING SPACES, 23580 SF OF PAVEMENT, TO THE SHOPPING CENTER TO BETTER SERVE THE PUBLIC DURING PEAK DEMAND PERIODS.	
7. AMOUNT OF LAND AFFECTED: Initially <u>1/2 ±</u> acres Ultimately <u>1/2 ±</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval TOWN OF NEW WINDSOR PLANNING BOARD	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No SITE PLAN AMENDMENT	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: JMR ASSOC, LLC	Date: 6/20/02
Signature: <u>Albion S. [Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the RECEIVED Coastal Assessment Form before proceeding with this assessment

TOWN OF NEW WINDSOR

JUL - 2 2002

ENGINEER & PLANNING

OVER

1

02-19

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?		If yes, coordinate the review process and use the FULL EAF.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?		If No, a negative declaration may be superseded by another involved agency.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)		
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:		
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:		
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:		
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:		
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.		
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.		
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.		
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?		
<input type="checkbox"/> Yes	<input type="checkbox"/> No	If Yes, explain briefly

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

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TOWN OF NEW WINDSOR

Date _____

ENGINEER & PLANNING

02-19